

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
N/S Bellvue Avenue, 1100 ft.
E of c/l Bradshaw Road
11718 Bellvue Avenue
11th Election District
5th Councilmanic District
Patricia Shields, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-181-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Patricia Shields for that property known as 11718 Bellvue Avenue in the Nedrow property subdivision in northeastern Baltimore County. The Petitioner herein seeks a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 25 ft. rear yard setback, in lieu of 50 ft., for an addition, in an R.C.5 zone. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

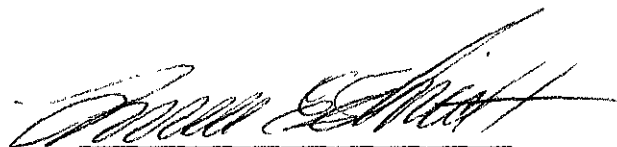
11/14/96
M. Gorak

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 1996 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a 25 ft. rear yard setback, in lieu of 50 ft., for an addition, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR
11/14/96
Date
By M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 14, 1996

Ms. Patricia Shields
11718 Bellvue Avenue
Kingsville, Maryland 21087

RE: Petition for Administrative Variance
Case No. 97-181-A
Property: 11718 Bellvue Avenue

Dear Ms. Shields:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Patio Enclosures, Inc. 224 8th Avenue, N.W., Glen Burnie, Md. 21061

MICROFILMED





Petition for Administrative Variance

97-181-A

to the Zoning Commissioner of Baltimore County

for the property located at 11718 BELLVUE AVENUE

which is presently zoned R. C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.3. TO ALLOW 25 FT REAR YARD SETBACK IN LIEU OF THE REQUIRED 50 FT. IN AN R.C. 5 ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Contractor/Petitioner:

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

224 8th AVE., N.W. 760-1919

Address Phone No.

GLEN BURNIE, MD. 21061

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

PATRICIA SHIELDS

(Type or Print Name)

X Patricia Shields

Signature

(Type or Print Name)

Signature

11718 BELLVUE AVENUE

Address

592-7515

Phone No.

KINGSVILLE, Md. 21087

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N. W. 760-1919

Address

Phone No.

GLEN BURNIE, MD. 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JMD DATE: 10-17-96

ESTIMATED POSTING DATE: 10-27-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 181

MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11718 BELLVUE AVENUE
address
KINGSVILLE, MD. 21087
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES FLYS, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. TO REDIRECT THE SURFACE WATER FROM THE REAR SLOPE OF THE YARD WHICH FLOWS TOWARDS THE HOUSE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X

(signature)

PATRICIA SHIELDS

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Shields

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/10/96
date

Evelyn R. Reed
NOTARY PUBLIC

My Commission Expires:

EVELYN R. REED
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 28, 1998

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11718 BELLVUE AVENUE
address
KINGSVILLE, MD. 21087
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS, MOSQUITOES FLYS, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. TO REDIRECT THE SURFACE WATER FROM THE REAR SLOPE OF THE YARD WHICH FLOWS TOWARDS THE HOUSE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X

(signature)

PATRICIA SHIELDS

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Shields

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/10/96
date

Evelyn R. Reed
NOTARY PUBLIC

My Commission Expires:

EVELYN R. REED
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 28, 1998

MICROFILMED



Petition for Administrative Variance

97-181-A
to the Zoning Commissioner of Baltimore County

for the property located at 11718 BELLVUE AVENUE

which is presently zoned R. C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A 04.3 B.3. TO ALLOW
25 FT REAR YARD SETBACK IN LIEU OF THE REQUIRED
50 FT. IN AN RC. 5 ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Agent or Petitioner:

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

224 8th AVE., N.W. 760-1919

Address Phone No.

GLEN BURNIE, MD. 21061

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

PATRICIA SHIELDS

(Type or Print Name)

X Patricia Shields
Signature

(Type or Print Name)

Signature

11718 BELLVUE AVENUE

Address

592-7515

Phone No.

KINGSVILLE, Md. 21087

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N. W. , 760-1919

Address

GLEN BURNIE, MD. 21061

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JJJ

DATE:

10-17-96

ESTIMATED POSTING DATE:

10-27-96

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on Recycled Paper

ITEM #:

181

LEGAL DESCRIPTION OF PROPERTY

Beginning on the North side of Bellvue Avenue, 50.62' wide, at a distance of 1100'± East of the centerline of Bradshaw Road.

BEING KNOWN AND DESIGNATED as lot No. 1, Block A, as shown on the Plat entitled, "Subdivision or a part of Nedrow Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book S.M. No. 27, folio 529; the improvements thereon being known as No. 11718 Bellvue Avenue.

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 027909

DATE 10-17-96 ACCOUNT TR-CC1-GLC

AMOUNT \$ 50.00

RECEIVED PAID ENCLOSURES FOR PHOTOCOPY SERVICES

FROM: OIC REG. DIV. SC

FOR: MICROFILM

038918028410HRC \$50.00

BA 0011-000000-17-96

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

509
181-

CERTIFICATE OF POSTING

RE: Case No.: 97-181-A

Petitioner/Developer: _____

PATRICIA SHIELDS

Date of Hearing/Closing: 11/18/96

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 11718 BELLVUE AVE

The sign(s) were posted on 11/2/96
(Month, Day, Year)

Sincerely,

Richard E. Hoffman
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

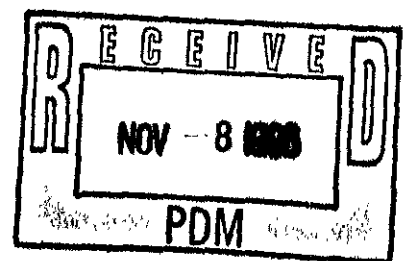
904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

9/96
cert.doc

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 181

Petitioner: TERILIA SHELTON

Location: 11718 BELLEVUE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATCO ENCLOSURES INC. % R.L. TICE AGENT

ADDRESS: 224 8TH AVE. NW

GREEN BURNING MD. 21061

PHONE NUMBER: 410-760-1919.

AJ:ggs

(Revised 09/24/96)

MICROFILMED

181



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10.27.96.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-181-A.

1A04.3B3 to Allow A 25 FT REAR YARD SETBACK
IN LIEU OF THE REQUIRED 50 FT. IN AN RC-5 ZONE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

Nov. 12 - 1996.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-181-A (Item 181)
11718 Bellvue Avenue
N/S Bellvue Avenue, 1100' E of c/l Bradshaw Road
11th Election District - 5th Councilmanic
Legal Owner(s): Patricia Shields
Post by Date: 10/27/96
Closing Date: 11/12/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Patricia Shields
Patio Enclosures, Inc.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 12, 1996

Ms. Patricia Shields
11718 Bellvue Avenue
Kingsville, MD 21087

RE: Item No.: 181
Case No.: 97-181-A
Petitioner: Patricia Shields

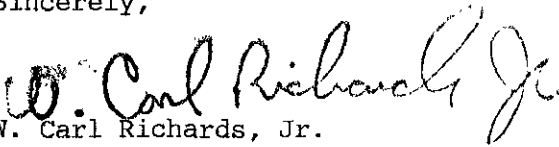
Dear Ms. Shields:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

UNRECORDED

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 6, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 4, 1996
Item Nos. 175, 176, 177, 178, 180,
181, and 182

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE35

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/24/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF OCT. 28, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 176, 177, 178, 180
AND 181.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 23, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 176, 178, 180, and 181

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

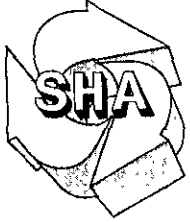
Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED

ITEM176/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 181 (JKA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Patricia A. Shields
11718 Bellvue Ave
KINGSVILLE MD 21087

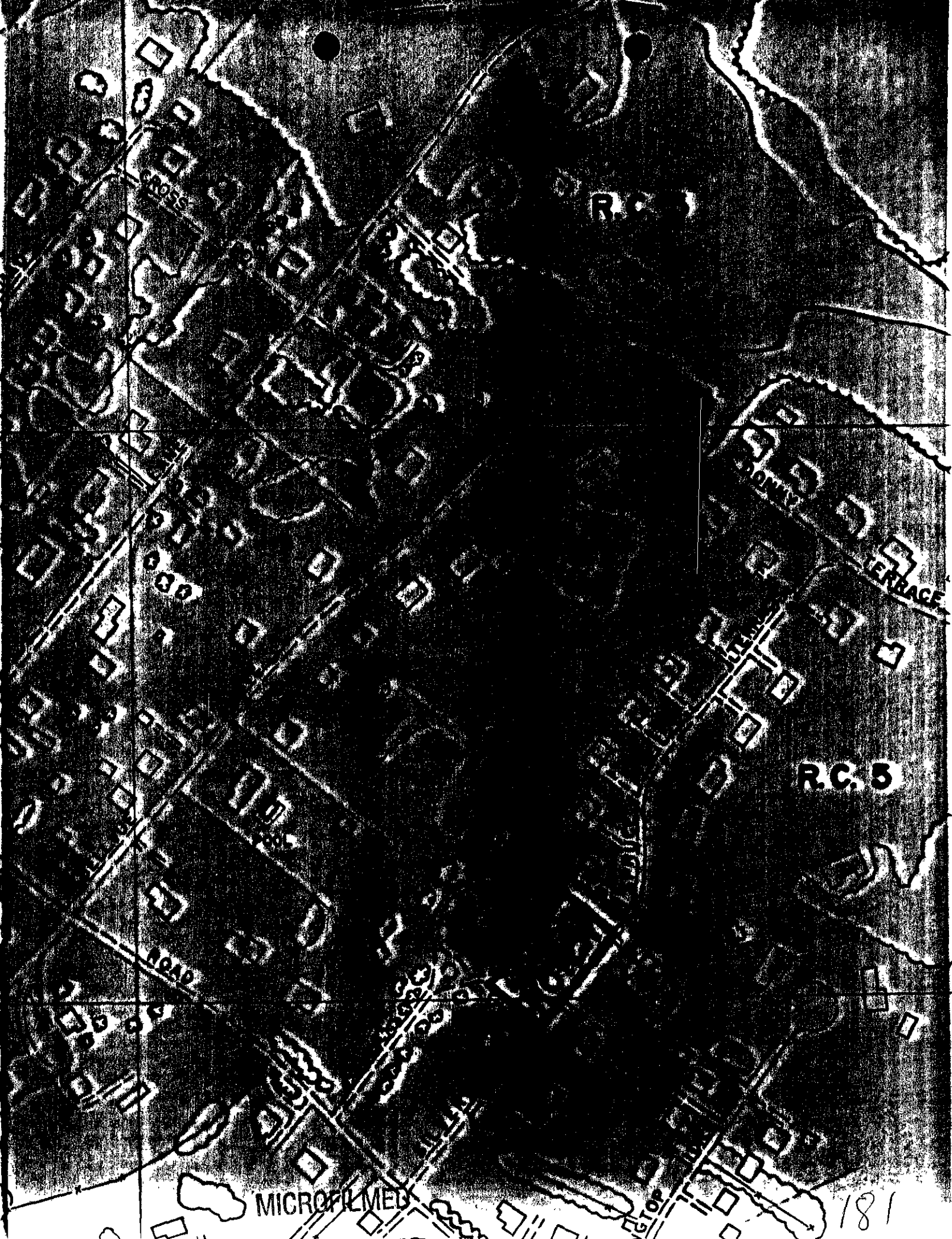
Neighbors Adjoining Above Property:

Steve and Jane Montanarelli
11721 Cedar Lane
Kingsville Md. 21087

Audrey Miller
11801 Cedar Lane
KINGSVILLE MD. 21087

Ursula and Joanna Lawson
11714 Bellvue Ave
P.O. Box 5
KINGSVILLE MD. 21087

MICROFILMED



R.C. 3

R.C. 3

ROAD

TERRACE

ROAD

MICROFILMED

181

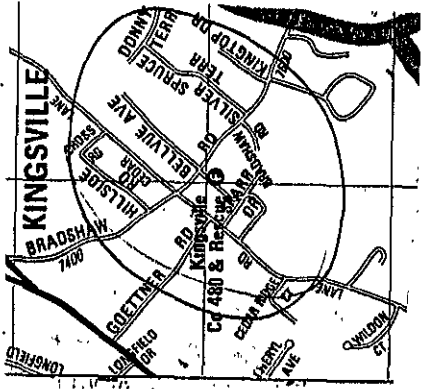
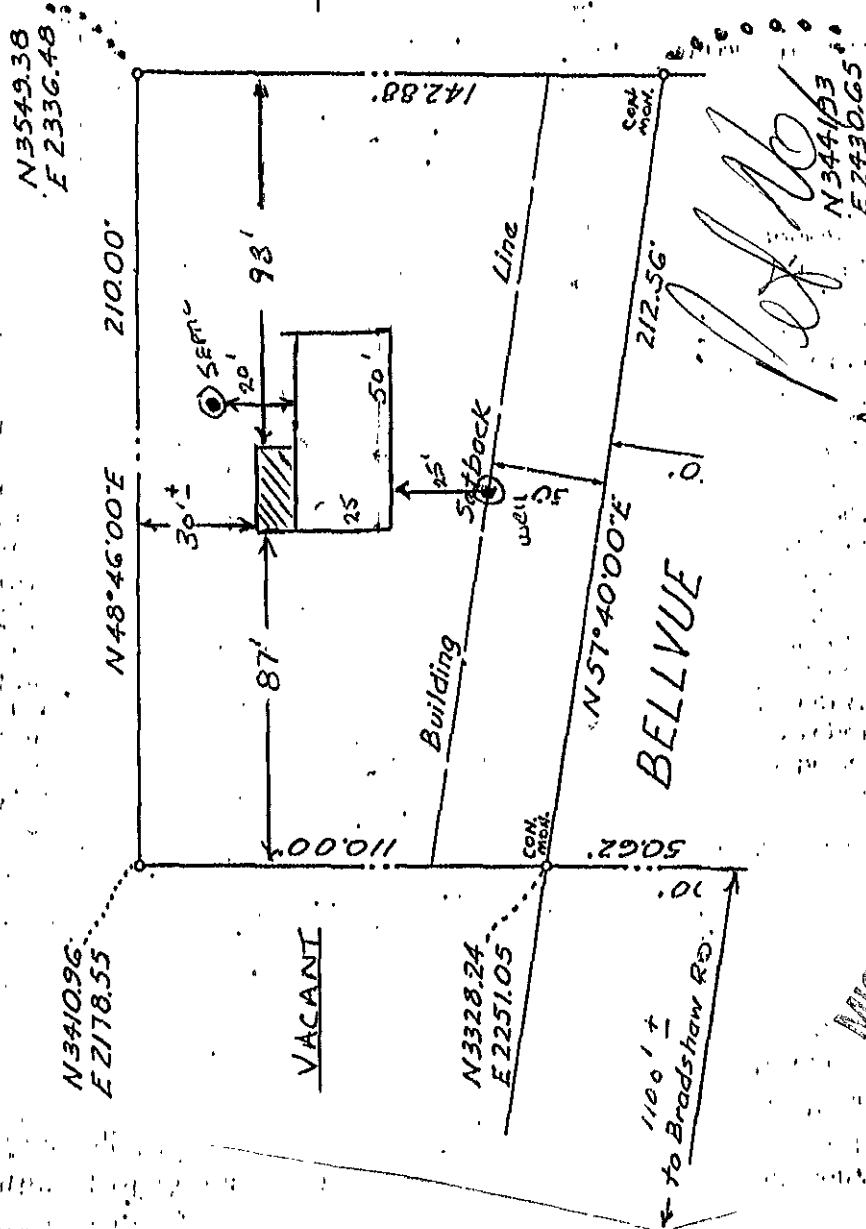
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11718 BELLVUE AVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NEDROW PROPERTY

plat book # 0027, folio # 0129, lot # A, section #

OWNER: SHIELDS, PATRICIA



VACANT Vicinity Map scale: 1"=1000'

LOCATION INFORMATION

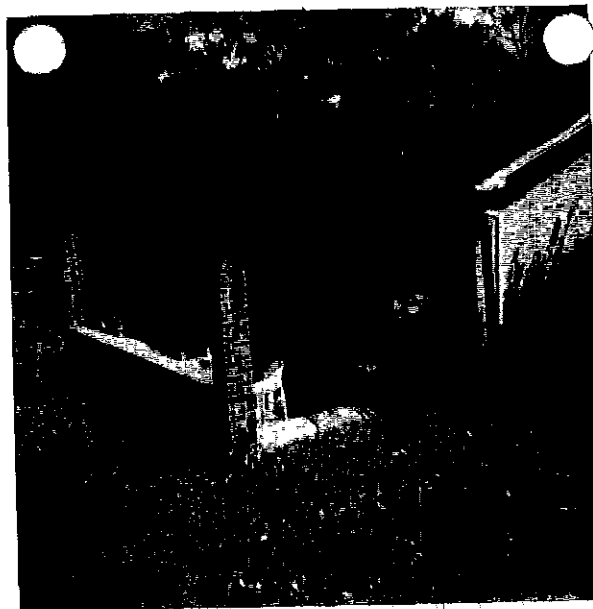
Election District: 11
 Councilmanic District: 5
 1"=200' scale map#: NE J-1A
 Zoning: RC-5
 Lot size: 323 acreage 14,097 square feet
 public private
 SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!

reviewed by: ELS ITEM #: 181 CASE#: 97-181-A

date: prepared by: R. L. TICE AGENT Scale of Drawing: 1" = 50'

MICROFILMED



REAR OF HOUSE -
PATIO COBE ENCLOSED.



97-181-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

KINGSVILLE

MICROFILMED

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